Toppenish, WA 98948

## **FOR SALE**

7 buildings totaling 235,339 SF on 22.17 contiguous acres



W 3rd Ave

W 4th Ave

Michael Roy 206 940 7199 michael.roy@kbcadvisors.com

E3rd Ave

Hans Vieser 425 765 7926 hans.vieser@kbcadvisors.com



Tyson Vallenari 510 919 2328 tvson.vallenari@cushwake.com

278,532 SF Potentially Available



Total Site 22.17 Acres



5 Tax Parcels



Heavy Power



Heavy Industrial (M2) Zoning





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## **Building Specs:**

- 7 Buildings on 5 Tax Parcels
- · Dock High & Drive-in loading
- · Varying Clear Height
- · 215,000 SF Excess yard area
- · Multiple Ingress & Egress Points
- · Heavy Industrial (M2) Zoning
- Heavy Power
- Asking Price: \$4,900,000



Total Building Size	235,339 SF
Processing warehouse	199,425 SF
Cold storage warehouse	12,200 SF
Office building	7,298 SF
Storage warehouse	6,784 SF
Service garage	3,632 SF
Storage sheds (2)	3,000 SF





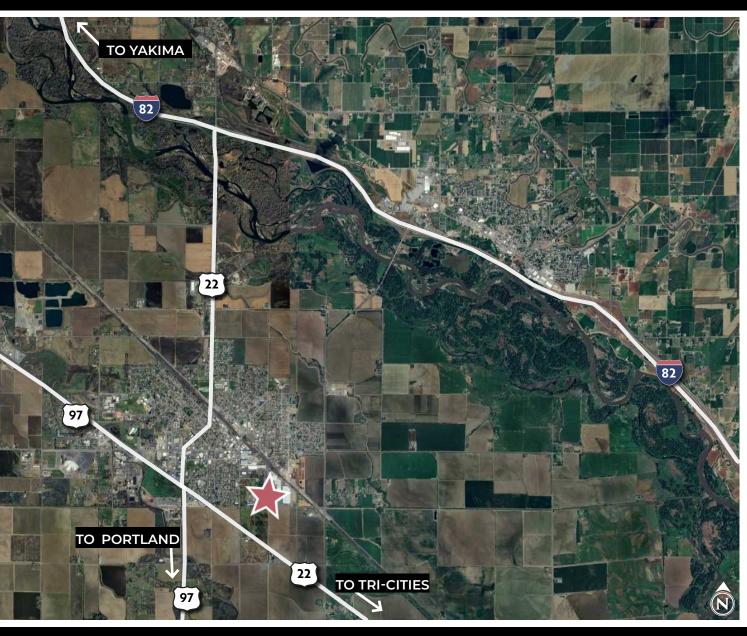


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## **LOCATION**

**3.6 MILES** TO I-82

**21 MILES** TO YAKIMA, WA

**60 MILES**TO TRI-CITIES, WA

**163 MILES** TO SEATTLE, WA

**165 MILES** TO PORTLAND, OR

**200 MILES** TO SPOKANE, WA



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